



NOTICE

DEVELOPMENT SERVICES DEPARTMENT

CITY OF SAN DIEGO – 1222 FIRST AVENUE, M.S. 501, SAN DIEGO, CALIFORNIA 92101

DATE: August 3, 2009

SUBJECT: State and Local Changes for Development Approvals

EXTENSIONS TO BUILDING PERMIT APPLICATIONS, TENTATIVE MAPS AND DEVELOPMENT PERMITS; DETERMINATION OF PERMIT UTILIZATION

Effective August 3, 2009, the San Diego City Council has approved an ordinance that provides for the extension of tentative maps, development permits, building permits and building permit applications. These extensions are in addition to those already provided for in the SDMC. Some extensions are automatic, while others may require a formal request and a processing fee.

The above ordinance expires on December 31, 2011, at which time, all applicable SDMC provisions shall apply without modification. Applications must be deemed complete on or before the ordinance expiration date to be considered for the ordinance's provisions.

EXTENSION OF BUILDING PERMIT APPLICATIONS

Deemed Complete	Expiration	Extension	Fee *	Action Required
After 7/1/2007	After 6/30/2008 and Before 1/1/2012	Additional 365 calendar days beyond 129.0211 ^{2, 3}	\$144	Apply for an extension per SDMC 129.0211

*Fees are based on the current fee schedule. All fees are subject to change.

SPECIAL DETERMINATION OF MAP & DEVELOPMENT PERMIT UTILIZATION

For the period of August 3, 2009 through December 31, 2011, any map or development permit shall be considered to be initially utilized for the purposes of SDMC 126.0108(a) if an application for a building permit has been deemed complete and has not expired.

Also during this period, having a building permit application that has not expired will maintain utilization of the map or development permit until:

- (a) the building permit expires; or
- (b) one of the provisions of SDMC 126.0109 has been satisfied.

EXTENSION OF APPROVALS

APPROVAL TYPE	Issue Date	Expiration Extension Period	Fee*	Action Required
Tentative Maps ¹ (including Vesting Tentative Maps and Map Waivers)	Regulations based on expiration date	1 year SB1185 +1 year Ordinance +2 years AB 333	None ⁶	None
Development Permit w/ Tentative Map ¹	Regulations based on expiration date	1 year SB1185 +1 year Ordinance +2 years AB 333	None ⁶	None
Development Permit (not associated with a Tentative Map)	Prior to 7/15/08	12 months	None ⁶	None
Construction Permit -building -plumbing -electrical -mechanical -combination building	Issued on or after 7/1/07 and valid (not expired by limitation) by 12/31/2011	18 Months ^{2, 3, 4, 5} (beyond 129.0219)	\$99	Apply for an extension of time per SDMC 129.0219
Grading Permit Right-of-Way Permit	Issued on or after 7/1/07	18 Months	Processing will be billed to the applicant's account.	Apply for an extension of time per SDMC 129.0651 or 129.0751

*Fees are based on the current fee schedule. All fees are subject to change.

¹ Any future State extension of TM's will automatically extend TM's and associated development permits without the need for further City Council action.

² Shall comply with building standards at time of permit issuance.

³ Notwithstanding (2), extended permits and permit applications shall comply with any applicable emergency building standards and new State fire safety standards. In which case, a review and hourly plan check fees will apply.

⁴ Building permits for single dwelling unit and two-dwelling unit projects shall expire if a final inspection is not obtained within 4-1/2 years beyond original permit issuance date. For other projects, final inspection must be obtained within 6-1/2 years to avoid permit expiration.

⁵ If a foundation inspection is completed, the construction of the remaining structure may rely on the Building Code in effect at the time the foundation permit was deemed complete.

⁶ If assistance is needed to confirm the expiration date, a paid single discipline preliminary review is required. See Information Bulletin 513.